

ERECTION OF ANCILLARY SCHOOL BUILDING

Planning, Design and Access Statement

St. Mary's Catholic Primary School
Rockingham Road,
Uxbridge,
Middlesex,
UB8 2UA

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Introduction

This planning statement has been prepared by NAPC Ltd to support a full planning application to the London Borough of Hillingdon for the construction of a single-story outbuilding for ancillary use to St. Mary's Catholic Primary School, Rockingham Road, Uxbridge, Middlesex, UB8 2UA "the Site".

This structure is specifically designated for ancillary use in conjunction with the Class F1 use of the school. The extra room is required to enhance the existing facilities that the school currently provides and to provide an additional classroom at the school.

Other supporting documents submitted as part of this application will include:

- Location plan
- Existing and proposed site/block plan
- Proposed elevations
- Proposed floor plan

Site Context

Application Site

St. Mary's Catholic Primary School Located in the Uxbridge South ward of the Borough. The Site is situated directly east of the Grand Union Canal in a predominantly residential area. The Site is bound to the east by residential properties fronting onto Rockingham Close, to the south by residential properties within Rushes Mead and to the north and west by Rockingham Road.

Site Designations

The Site is not covered by any specific planning or landscape designations, and is within Flood Zone 1 of the GOV.UK flood map, the lowest risk category for flooding. The Site is neither within a Conservation Area, nor the setting of one and is not in itself a designated heritage asset. The Site is located within an Article 4 Designation, removing permitted development rights for Change of Use from a C3 dwellinghouse to a C4 small HMO.

Proposal

This application seeks approval for the construction of a single-story outbuilding for an established Class F1 school. The purpose of the building is to serve as additional ancillary space to the main school to enhance the existing facilities and to provide an additional classroom.

As per submitted plans and drawings, the building would measure 6.00m in width, 4.00m in depth and 2.50m in height. The building would be finished in timber cladding on all elevations. Windows and doors would be uPVC finished black in colour.

Planning Policy

According to Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions must align with the pertinent Local Development Plan, unless material considerations suggest otherwise.

The applicable policies for evaluating this proposal are outlined in the adopted Hillingdon Borough Local Plan, which comprises Part 1 – Strategic Policies and Part 2 – Development Management Policies. Other relevant planning policy is contained in the National Planning Policy Framework (NPPF) (2024), and any relevant Supplementary Planning Documents and Guidance (SPDs/SPGs). Compliance with these policies is crucial in the decision-making process, emphasising the importance of adhering to established planning guidelines and frameworks.

Hillingdon Borough Local Plan Part 1

- BE1 – Built Development
- CI1 – Community Provision

Hillingdon Borough Local Plan Part 2

- DMHB11 – Design of New Development
- DMEI 9 – Management of Flood Risk
- DMCI 1A – Development of New Education Floorspace

London Plan

- S3 – Education
- D5 – Design

NPPF (2024)

- Paragraph 8 – Achieving sustainable development
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 39 – Approaching decision making in a positive and creative way
- Paragraph 96 – Achieving healthy, inclusive and safe places and beautiful buildings
- Paragraph 98 – Providing the social, recreational and cultural facilities and services the community needs

- Paragraph 100 – Ensuring a sufficient choice of early years, school and post 16 places are available to meet the needs of existing and new communities
- Paragraph 128 – Making effective use of land (b) community services such as schools
- Paragraph 130 – Creating high quality, beautiful and sustainable places

Planning Assessment

Principle of Development

Paragraph 100b of the NPPF (2024) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications. This proposal aims to erect a single storey detached outbuilding to serve as an ancillary space at the Site.

The proposed development forms an important part of the school's strategy for providing improved facilities to the children and teachers. The proposal is considered acceptable in principle

Layout, Siting and Design

National planning policy emphasises the importance of new developments being strategically situated and featuring a high standard of design that aligns with the character of the nearby area. The Site is well placed to service the needs of parents the local area to provide childcare services to parents who live and work in these locations.

The main policy applying to the proposal is DMCI 1A – Development of New Education Floorspace. In all respects it is considered the proposal, which is a modest increase in overall floorspace, adheres to the policy in all respects. The overall Site can accommodate the proposal without any adverse impact on surrounding uses or loss to existing school facilities, particularly open outdoor recreation area.

The proposed outbuilding is proposed to be sited to the west of the existing school building. Detailed consideration has been given to its placement, ensuring that the development does not adversely affect any neighbouring land uses or street scene while preserving its ancillary connection with the school. The size of the proposed outbuilding has been thoughtfully considered to offer a comfortable space for the school, while minimising its impact on the surroundings and landscape.

Careful attention has been given to ensuring that its dimensions reflect the characteristics of a traditional school outbuilding. The single-story, flat roof design has been specifically chosen to present a subordinate appearance in terms of mass and scale when compared to the main school building.

Appearance

Considerable attention has been dedicated to the design and materials of the building to harmonise with the local character. The choice of materials, which are of high quality and sustainably sourced, aligns with the character of the overall site and surrounding area and seamlessly integrates into the site context. This thoughtful selection aims to ensure that the building complements the overall aesthetic of the locality while maintaining a subordinate relationship with the school.

Amenity

The building would be located wholly within the existing grounds of the Site, where there are no close residential neighbours.

Highways/Access

Access to the proposed outbuilding will exclusively utilise the existing arrangement, with no provision for independent access. This means there will be no requirement for a separate highway access or any alterations to the existing access point. The proposed development will not give rise to any highways impacts, complaint with the NPPF (2024).

Conclusion

This statement has been prepared by NAPC Ltd in support of the application for the construction of a single-story outbuilding to be used ancillary to St. Mary's Catholic Primary School, Rockingham Road, Uxbridge, Middlesex, UB8 2UA

This document provides a comprehensive demonstration of how the proposal aligns with national planning policy, particularly in relation to amenity, design, and visual impact. The aim of the room is to provide a thoughtfully designed, safe, and secure space for the school.

As demonstrated, there are no overriding material planning considerations which should prevent the development being approved. Accordingly, we therefore respectfully request that this application is granted without delay. Your prompt consideration is sincerely appreciated.