

Planning Statement

21 Manor Gardens

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Ruislip

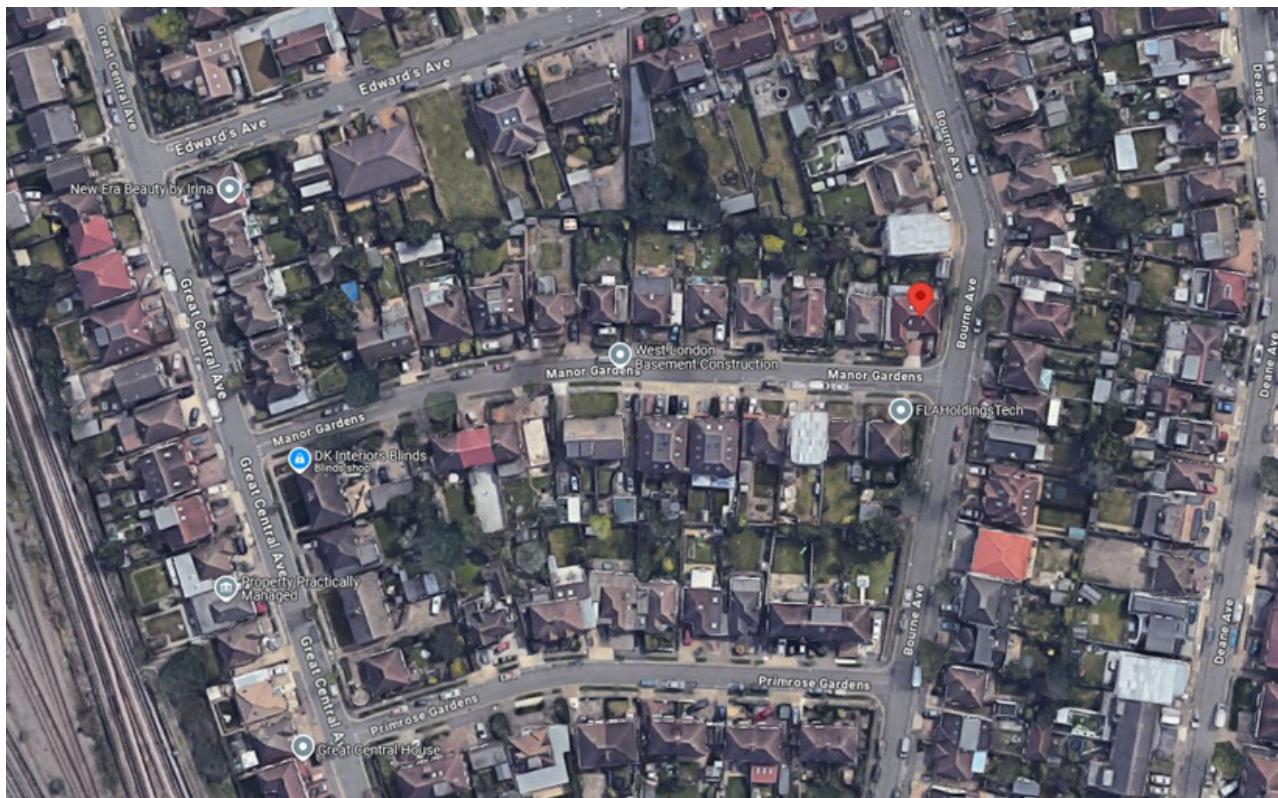
HA4 6UB

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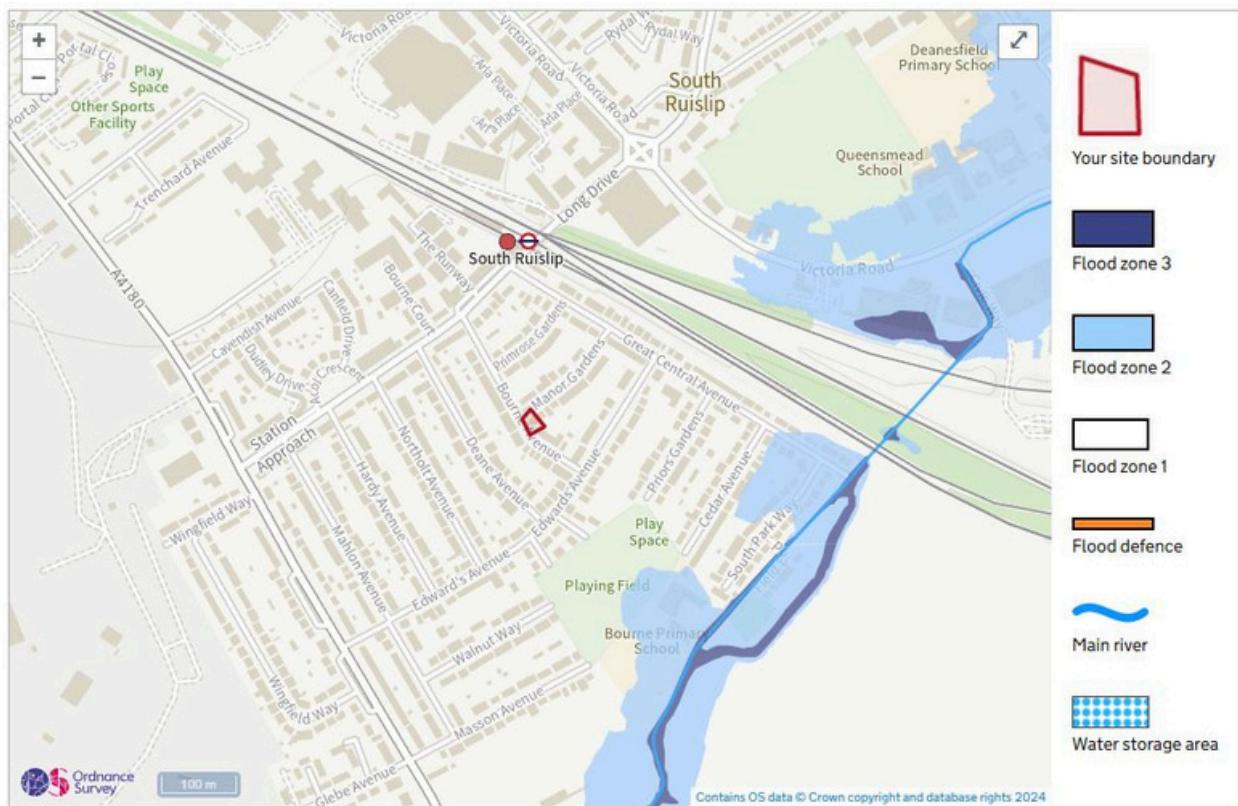
1.0 Introduction

This Planning Statement supports a householder application for the construction of a loft conversion at 21 Manor Gardens, Ruislip, HA4 6UB. The works include rear and side dormer extensions to facilitate additional living space within the roof of this detached bungalow. The scheme has been carefully designed to respect the character of the area and preserve neighbour amenity.

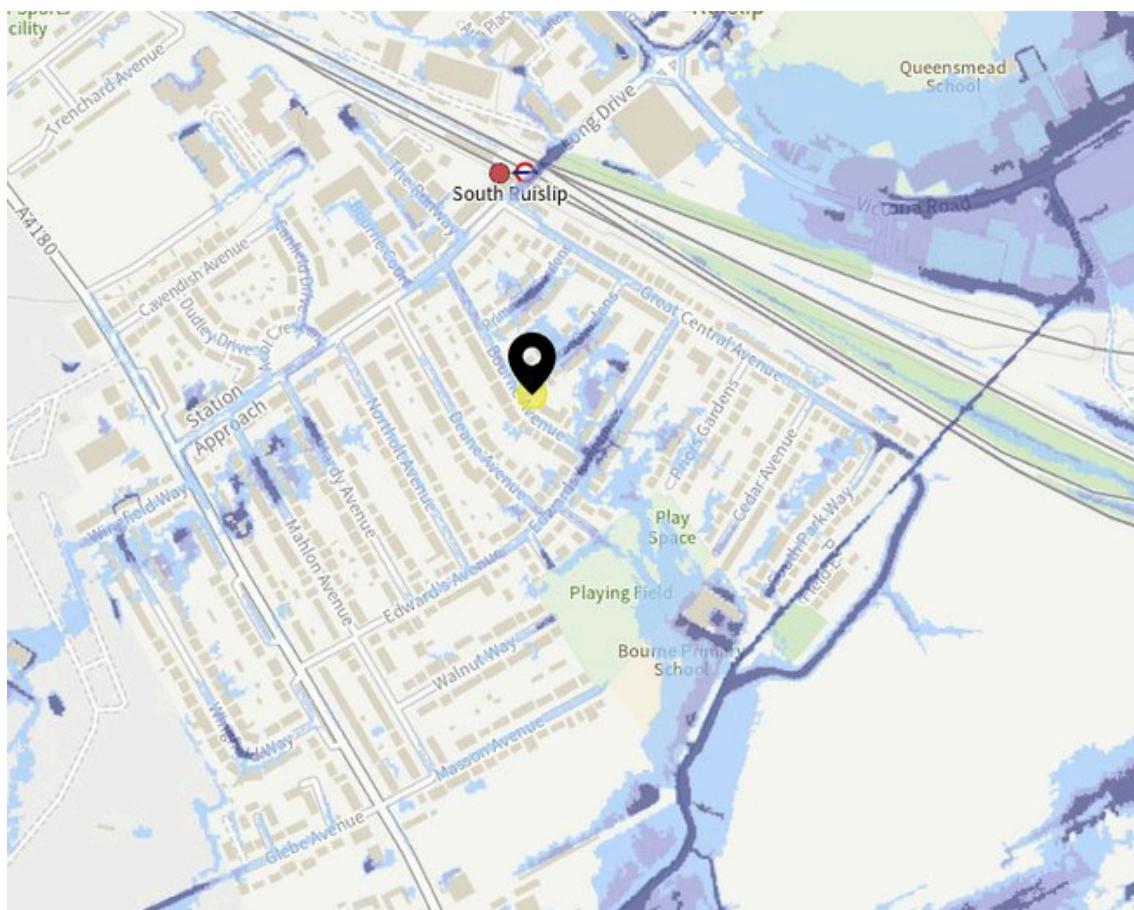


Aerial view of street showing the location and the surrounding context.

Existing site



Flood risk from rivers & seas - very low risk



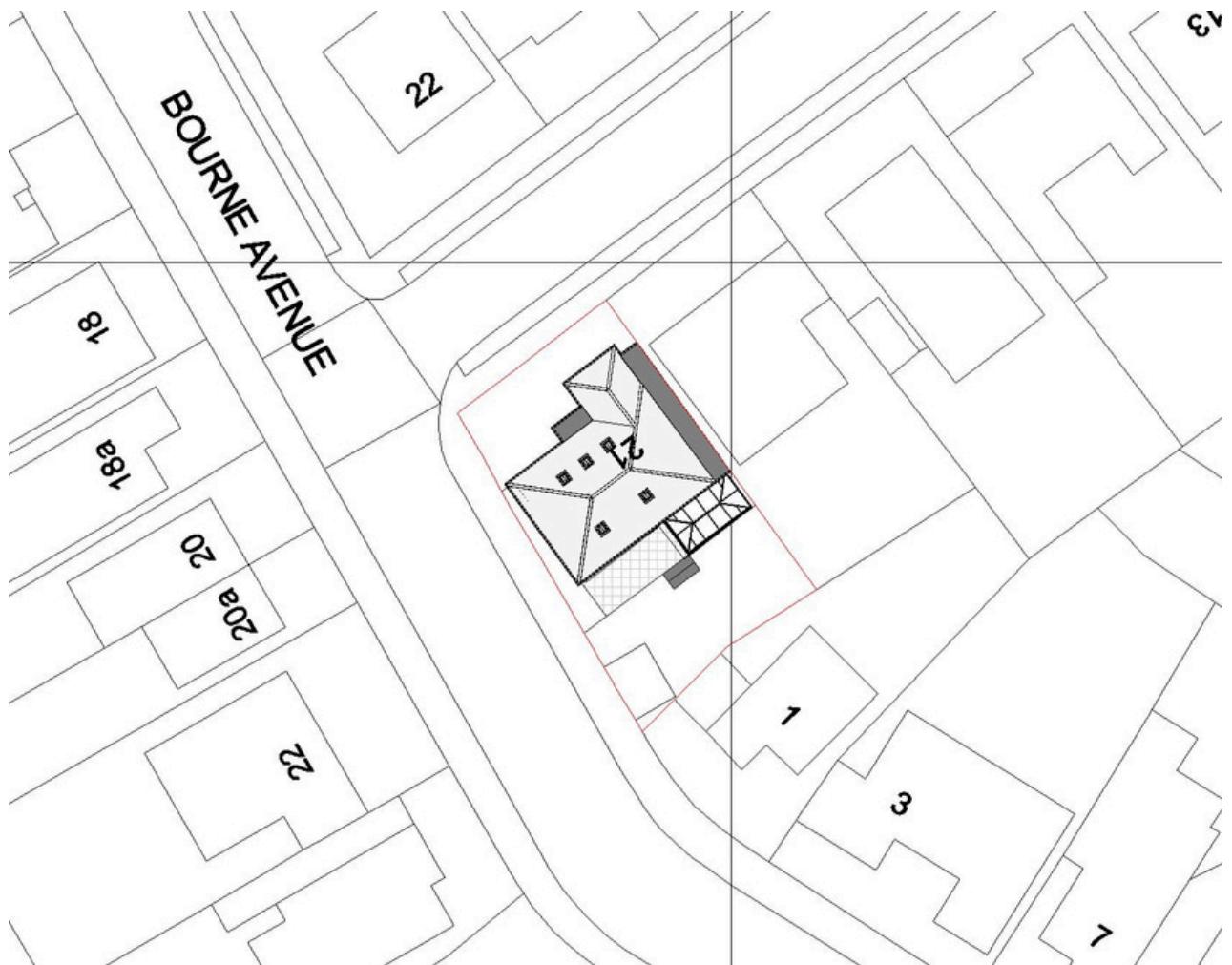
Flood risk from surface water - very low risk

2.0 Site and surrounding context

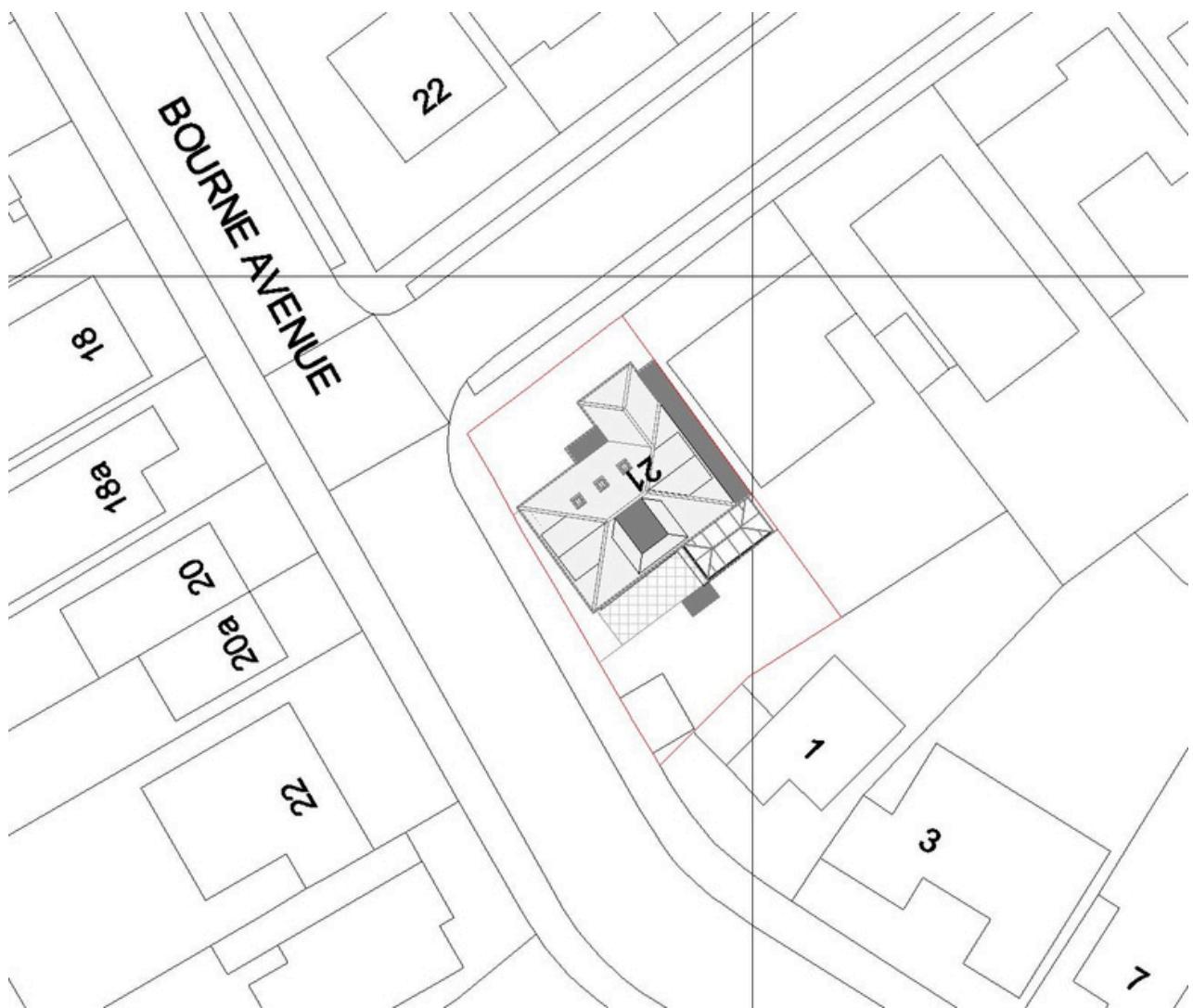
The application property is a detached single-storey bungalow with a hipped roof, located within a quiet residential street in Ruislip. Manor Gardens and the surrounding area consist of a mix of bungalows and two-storey dwellings, many of which have been altered with roof extensions. The street has undergone incremental development, with several properties having added substantial dormers or converted the loft space into habitable accommodation.

The site lies outside any designated Conservation Area and is not affected by an Article 4 Direction.

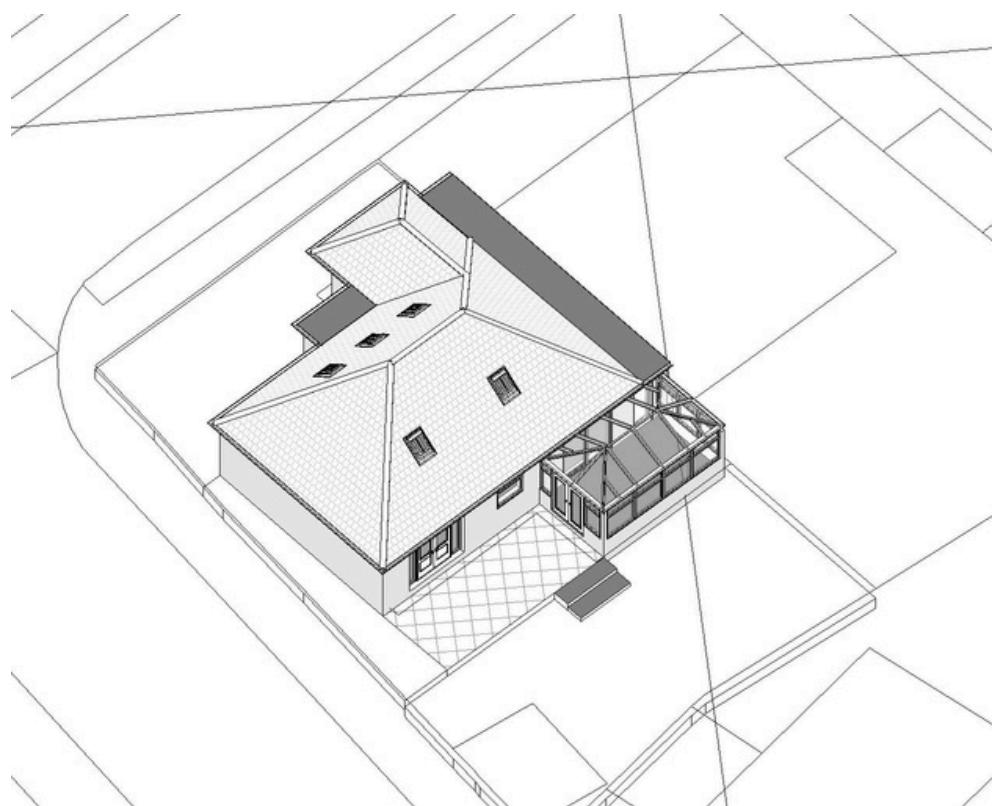
3.0 Existing & Proposed Development:



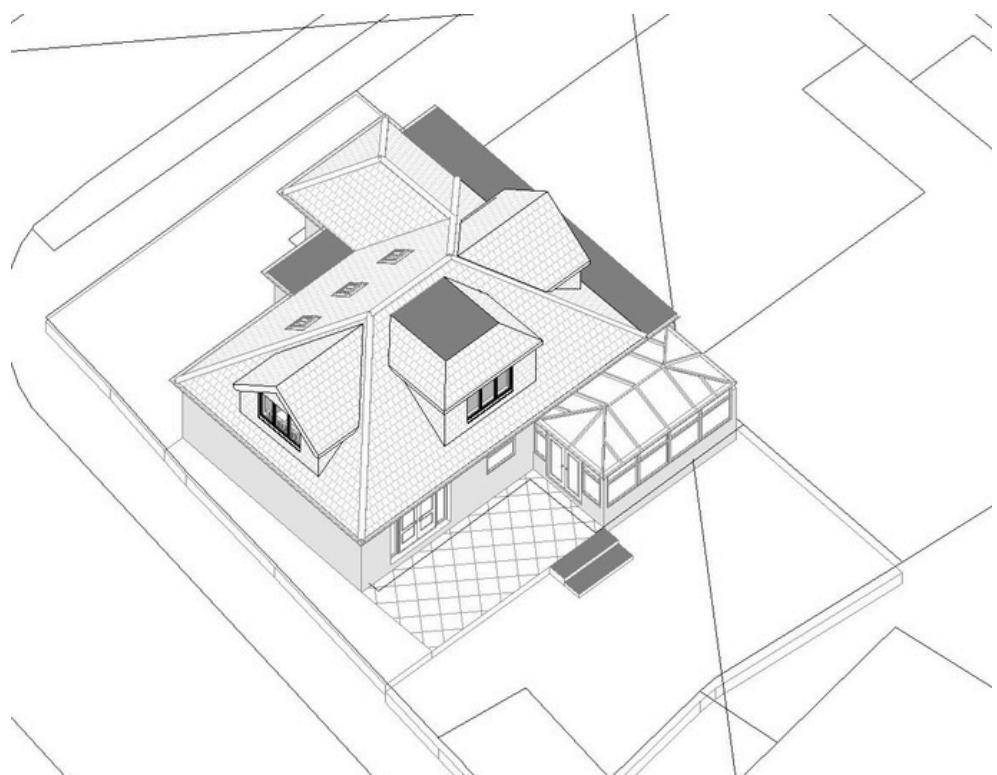
Existing roof plan



Proposed roof plan



Existing 3D



Proposed 3D

4.0 Relevant planning policy

The proposal has been designed with regard to:

- The National Planning Policy Framework (NPPF, 2023);
- The London Plan (2021);
- Hillingdon Local Plan:
 - Part 1 – Strategic Policies (2012);
 - Part 2 – Development Management Policies (2020), including:
 - Policy DMHD 1 – Alterations and Extensions to Residential Dwellings;
 - Policy DMHB 11 – Design of New Development.
- Hillingdon Residential Extensions SPD (2019).

5.0 Design and visual impact

The dormers have been designed to be subordinate to the original roof form and reflect the scale of the host bungalow. The proposed works are sympathetic in massing and detailing, with materials to match the existing roof. The alterations preserve the low-rise nature of the bungalow while allowing modest expansion of the internal accommodation.

Given the bungalow's generous plot width and detached setting, the proposal avoids any sense of visual overcrowding or terracing.

6.0 Local precedents

Numerous properties in the immediate and wider vicinity of Manor Gardens have undertaken similar roof alterations:

- 5 Manor Gardens, HA4 6UB – Adjacent bungalow with a large rear dormer extension.
- 9 Bourne Avenue, HA4 6UA – Rear and side dormers to a detached or semi-detached bungalow.
- 2 Primrose Gardens, HA4 6TX – Full-width rear dormer and side roof extensions.
- 12 Bourne Avenue, HA4 6TZ – Substantial loft extension including rear and flank dormers.

These examples clearly demonstrate that dormer roof extensions are well-established and accepted within the character of the local area, particularly for detached bungalows undergoing upward extensions.

7.0 Neighbouring amenity

The proposal has been designed to ensure no material harm arises to neighbouring properties:

- The detached nature of the site ensures that flank dormers are set away from adjoining dwellings, reducing any potential overlooking.
- There are no side-facing windows proposed to habitable rooms.
- The rear dormer does not extend beyond the building envelope in a way that would affect daylight, sunlight, or outlook.
- Any flank windows (e.g. serving bathrooms or landings) can be obscured and fixed shut as required.

8.0 Conclusion

The proposed loft conversion with rear and side dormer extensions represents a modest and policy-compliant improvement to a detached bungalow. It has been designed to integrate sensitively with the character of the property and surrounding streetscape. The development would not cause undue harm to neighbour amenity and is supported by a number of directly comparable precedents.

We respectfully request that the London Borough of Hillingdon supports this application and grants planning permission.