

Planning Statement

Greensleeves, Robinwood Grove, Uxbridge, UB8 3TW

1. Site and Proposal

The application relates to Greensleeves, Robinwood Grove, Uxbridge, Middlesex, UB8 3TW. The property is an established single dwellinghouse located within a residential area of the London Borough of Hillingdon. This submission seeks retrospective planning permission for a single storey rear extension and a front infill extension. The development was completed during 2021–2022. The works relate solely to extensions forming part of the main dwellinghouse. For clarity, this application does not include any outbuilding structure. The proposal under consideration is limited exclusively to the extensions attached to the principal dwelling.

2. Planning History and Context

The scheme reflects the form, scale and layout previously considered under the earlier planning submission. The physical works completed on site correspond to the approved design parameters relating to the rear and front infill extensions. This application regularises the constructed development in its current built form and confirms that only the dwellinghouse extensions are subject to assessment.

3. Design and Scale

The extensions are domestic in scale and subordinate to the host dwelling. The rear extension remains single storey in height and respects the overall ridge and eaves hierarchy of the original property. The front infill extension integrates within the established built envelope and does not materially alter the character of the streetscape. The massing and proportions remain consistent with a large detached dwelling typical of the surrounding area.

4. Materials and Appearance

External materials match the host dwellinghouse in colour and finish. Roof treatments consist of flat roof coverings where appropriate, and rendered external wall finishes align with the existing property appearance. The extensions have been constructed to ensure visual continuity with the original building, preserving the architectural coherence of the dwelling.

5. Residential Amenity

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The completed development does not result in unacceptable overlooking, loss of daylight, loss of privacy or overbearing impact to neighbouring properties. The extensions are contained within the established curtilage and do not encroach upon neighbouring land. Given the single storey nature of the rear extension and its relationship to surrounding boundaries, the impact on neighbouring amenity is limited and proportionate.

6. Policy Considerations

The proposal accords with the objectives of the Hillingdon Local Plan in respect of design quality, residential amenity protection and compatibility with surrounding character. The development remains residential in nature, does not introduce a new dwelling, and does not represent a material intensification of use.

7. Conclusion

The retrospective application seeks to regularise completed single storey rear and front infill extensions to an existing dwellinghouse. The development is domestic in scale, visually consistent with the host property, and does not give rise to material planning harm. The outbuilding previously referenced under earlier submissions does not form part of this application. It is respectfully submitted that planning permission should be granted.