TMDB

LONDON

30/10/2026

PLANNING STATEMENT

* Demolition of the existing side lean-to element. Erection of part two storey, part single storey rear/side extension with a 4m deep single-storey rear extension to form a wrap-around extension on ground and first floors. *

At

4 North Drive, Ruislip, HA4 8EZ

arb
Architects Registration Board

Context

4 North Drive is situated within a predominantly residential area in the London Borough of Hillingdon. The immediate streetscape comprises a mix of detached and semi-detached dwellings, typically two storeys in height with modest roof accommodation, featuring consistent building lines, and with varying designs set within spacious plots, which are both wide and elongated. The architectural language of the area is defined by traditional brickwork, pitched gabled or hipped roofs, and characteristic feature windows, collectively contributing to a cohesive suburban character.

Existing Property

4 North Drive is a two storey, detached dwelling house within a sloping site located to the South West of North Drive predominantly in render and tile on its elevations. The application site shares side boundaries with Nos.2 and 6 North Drive to the North West and South East respectively. To the rear lies Church Field Gardens. The site lies within Midcroft Area of Special Local Character.

Proposal

1. Erection of a part single, part two-storey side extension within the footprint of existing lean-to structure,
2. Erection of part single, part two storey rear extension involving 4m deep single-storey rear extension to form a wrap-around extension with the proposed side extensions;

Design Rationale

The proposed design elements are established within the neighbourhood and is widely visible along the street, including the immediate neighbours No 2 and No 6 North Drive. Two storey side and rear extensions are common in the area and can be visible in diverse designs with respect to the character of the host property.



Figure 1 Image of application site showing the neighbours 2 and 6. No 6 with existing two-storey side extension extending to the site boundary with No 8 North Drive.



Figure 2 View from Rear Garden showing the neighbours No 2 and No 4. The immediate window of No 2 serves a non-habitable space and complies with 45 degree line.

Precedent Projects

Nos 1, 2, 3, 4, 6, 8, 9, 10, 12, 14, 19, 21, 23 and 25 North Drive are a few neighboring properties that have been developed similarly.

Though Hillingdon requires a 1m set back from side boundaries for first floor extension, the precedent in the immediate area is established (No 6, 8, 9). Due to the sloping nature of the site, sufficient internal head height cannot be achieved within 3m eaves height measured from ground level. There are precedent projects that provides leniency to this aspect as well. The following section provides details of some of these precedent projects.



Figure 3 No 9 North Drive with two storey side extension along boundary with No 7



Figure 4 No 6 North Drive with two storey extension along the boundary with No 8

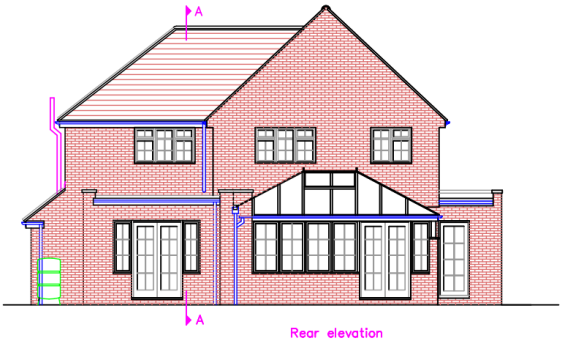


Figure 5 No 8 North Drive with two storey extension along the boundary with No 10

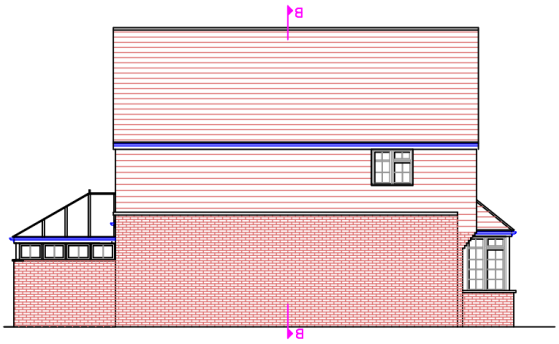
Below are a few planning applications that have been granted for similar proposals.

1. REF 42835/APP/2021/341

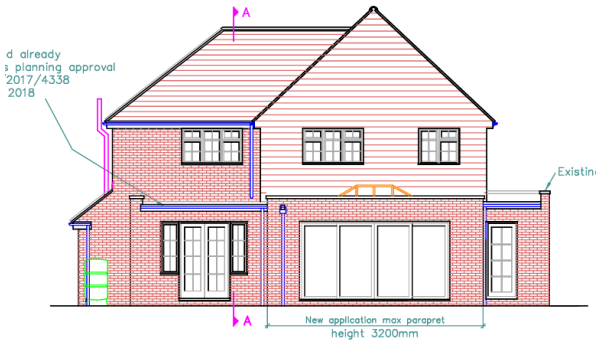
Householder planning application was granted at **19 North Drive** on 24/03/2021 for Part two storey, part single storey side extension and single storey rear extension involving demolition of existing conservatory.



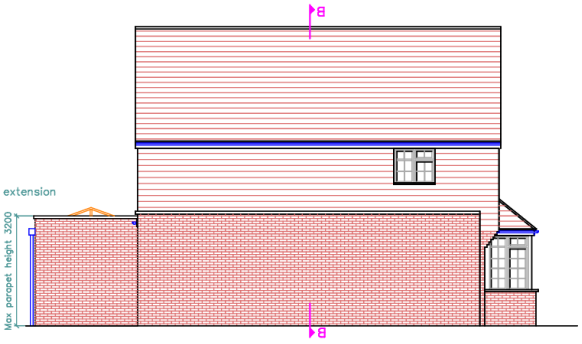
Rear elevation



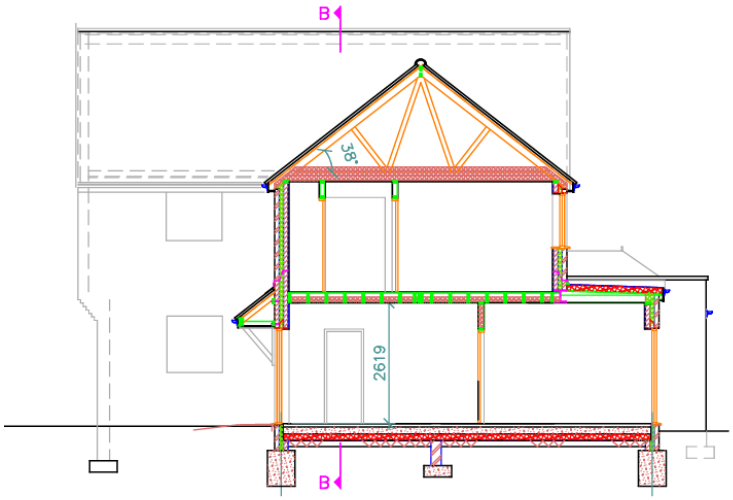
Side elevation



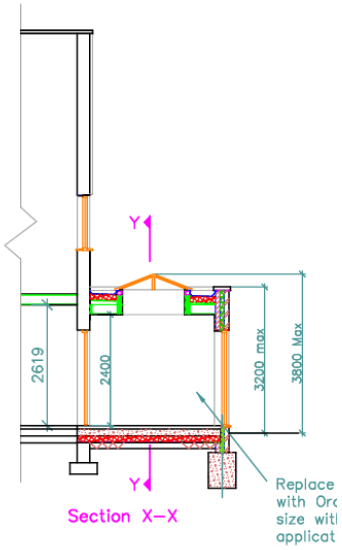
Rear elevation



Side elevation



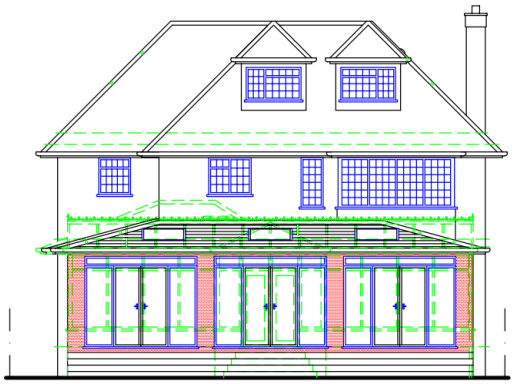
Section A–A



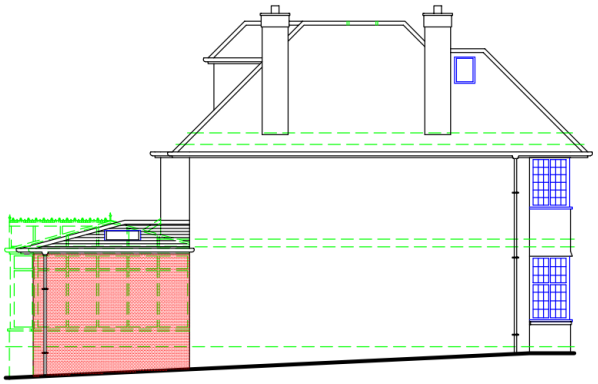
Section X–X

2. REF 57457/APP/2014/4212

Householder planning application was granted at **14 North Drive** on 02/02/2015 for Single storey rear extension involving demolition of existing conservatory.



rear elevation



side elevation

Best regards,

The Planning Team
The Market Design and Build