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architect

BERNARD MURRAY DESIGN LTD, 78 BRIDGE ROAD, UXBRIDGE, MIDDLESEX, UB8 2QW

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# Planning Statement

For

Proposed Single Storey Rear Extension

At

**18 Dartmouth Rd**  
**Ruislip HA4 0DB**

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## Proposed Development

The proposed single storey rear extension shall be constructed along the shared boundaries with No's 16 & 20 Dartmouth Road

The adjoining neighbours have been consulted and are supportive of the proposed development as they would like to carry out similar developments in the future and can utilise the shared party walls.

The 3.6m depth of the proposed development complies with the maximum depth usually allowed by the local authority.

The 3.8m ridge height of the proposed development slightly exceeds the 3.4m usually considered acceptable by the local authority however it is below the 4m height allowed under Permitted Development.

As part of the planning process, we investigated a ridge height at 3.4m however the resulting roof pitch was too low and did not achieve the desired appearance for the rear glazed gable window and it would be difficult to obtain suitable roof tiles for such a low pitch.

The increased ridge height improves the appearance of the extension and allows for better design.

The new ridge shall be located in the centre of the plot and therefore the increased height shall not have any detrimental impact on the neighbouring properties as shown in the image below.

The neighbours propose to carry out similar extensions in the future.

The increased extension height should therefore be considered acceptable in this instance.

