



PLANNING STATEMENT

Relating to

**Proposed double storey rear extension in relation to approved application
ref. 1515/APP/2016/3657**

At

**106 Lansbury Drive
Hayes
UB4 8SE**

For

Mr J Rai

Ref. 2025.027
28 October 2025

Introduction

This statement supports a householder planning application for a proposed double storey rear extension at 106 Lansbury Drive, Hayes. The proposal builds upon the previously approved scheme (ref. 1515/APP/2016/3657, approved 2016) for a part two-storey, part single-storey rear extension. The new proposal seeks to deliver an improved and more efficient internal layout, enhancing the living accommodation without intensifying the residential use of the property.

Design and Layout

The proposed extension has been designed to integrate seamlessly with the character of the existing dwelling and surrounding properties. The scale, massing, and proportions remain consistent with the established suburban context of Lansbury Drive. The proposal complies fully with the Council's Residential Extensions and Alterations SPD and all relevant technical guidance, including separation distances and roof design principles.

The development has been carefully designed to ensure no unacceptable impact on neighbouring amenity. The proposal does not breach the 45-degree guideline, maintaining appropriate light, outlook, and privacy for adjoining occupiers.

It should also be noted that the neighbouring property to the right is a large mixed-use residential and commercial site. As such, the proposal will not adversely affect the character, privacy, or amenity of this neighbouring property.

Parking and Highways

Although the proposal enhances the dwelling's layout and appearance, the number of bedrooms remains the same as in the previously approved scheme. Accordingly, there is no increase in parking demand, and the existing on-site parking provision remains sufficient to meet the Council's parking standards. The proposal will therefore have no adverse impact on highway safety or parking provision in the area.

Conclusion

The proposed double storey rear extension represents a modest and policy-compliant enhancement to the existing property. The scheme respects the character of the area, preserves neighbouring amenity, acknowledges the adjacent mixed-use site, maintains compliant parking arrangements, and accords with the relevant policies of the Hillingdon Local Plan, London Plan, and associated design guidance.

Accordingly, it is considered that the proposal constitutes a sustainable and acceptable form of development and should be supported by the Local Planning Authority.

Ends.